

# Economic Development

## Gahanna Planning and Development

June – September 2008

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### Development Spotlight

#### Crossroads Commerce Center Growth

Back in 2005, the City of Gahanna used Tax Increment Financing to assist in funding the infrastructure required for the Crossroads Commerce Center. Since that time, the Crossroads Commerce Center has experienced significant growth with several new real estate development projects underway so far this year.

JCS Investments is currently constructing a 16,000 square foot office/warehouse complex that will house two tenants, Titan Electric and Kone. The City of Gahanna Department of Planning and Development provided CRA property tax abatement for the project. The project is projected to create 92 Full Time Equivalent employment opportunities for the City of Gahanna.

The new Next Level Fitness Complex is currently being constructed at 720 Cross Pointe Road as well. The Final Development Plan shows at 18,710 square foot building that will house a state of the art fitness center and baseball practice area within the building! This complex is a great addition to the Crossroads Commerce Center and will be a destination to many citizens in central Ohio.



JCS Investments

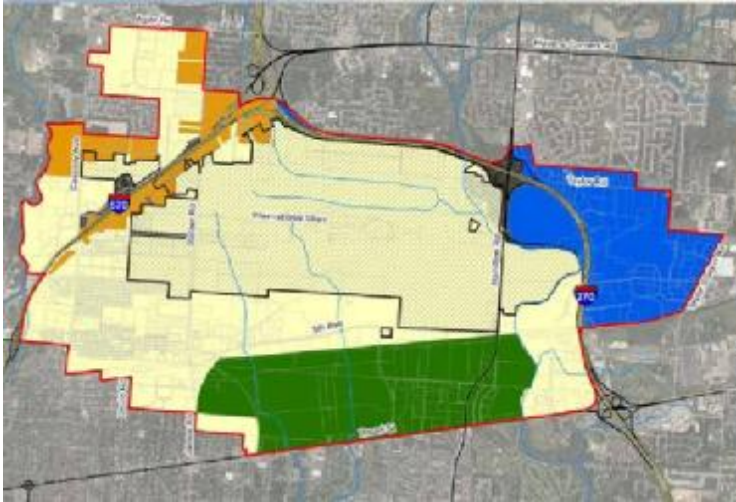


Next Level Fitness

### Port Columbus Area Development Partnership

The Port Columbus Area Development Partnership has established a Joint Economic Development Strategy to guide economic development, land use, urban design, and infrastructure improvements throughout the roughly 6,000 acre (9.4 square miles) planning area as shown in the map below. The Partnership is comprised of the cities of Columbus, Gahanna, and Whitehall.

Port Columbus International Airport supports roughly 23,500 jobs with a \$625 million payroll and generates \$2.2 billion in annual economic activity. There are approximately 1,000 additional businesses providing 30,000 jobs within the planning area. Development of the aeronautical business cluster in the Port Columbus area is rapidly being enhanced due to the continued growth of Port Columbus International Airport, the expansion of NetJets, and growth of other local airway logistics businesses.



Successful execution of the Port Columbus Economic Development Strategy will make the Partnership area a premier jobs center, creating and retaining employment options for our citizens by: promoting investment; cooperation; and coordination for business development opportunities. Growth of the Partnership Area positions the involved communities to compete effectively for new jobs outside Central Ohio through new business growth and recruitment.

The Partnership plans to develop 675 acres of new mixed use development providing an additional 5.9 million square feet of new development, while creating approximately 23,961 new jobs.

### Tax Incentive Fee Update

Beginning in 2009 (with the 2008 reporting year), the City of Gahanna Department of Planning and Development will require new annual registration for all CRA Tax Abatement Recipients. The new annual registration will include an updated annual status report and a new annual registration fee.

Significant processing and regulatory costs incurred by the City now require an annual fee to maintain this important benefit for abated property owners. Required status reports will ensure that all recipients are in compliance with their CRA agreements and local and state regulations. Completed registration will be used to evaluate the current compliance status of your abatement agreement beginning in 2009.

The new "Tax Incentive Annual Fee" per the current Gahanna Development Fee Schedule will be as follows:

One Percent of the Amount of Annual Taxes Abated  
(Minimum Fee = \$100.00, Maximum Fee = \$2,500.00)

Information regarding the required registration and invoice for the 2008 fee will be mailed in December 2008 and due by January 31, 2009. For additional information regarding the Tax Incentive Annual Fee and other Business & Incentive Fees, please see [www.gahanna.gov](http://www.gahanna.gov).

### ConneCT

Ten years ago the Industrial Roundtable was created to provide businesses in Gahanna's Industrial District the opportunity to network and collaborate on issues and concerns unique to them. ConneCT represents an expansion upon that same important initiative.

To accurately reflect the changing business demographic of the Industrial District, and the addition of the Central Park of Gahanna business campus, the area is scheduled to be renamed the Office Commerce and Technology (OCT) District. Thus, the Industrial Roundtable has become ConneCT.

ConneCT was conceived by the City of Gahanna's Department of Planning and Development to reflect the District's proposed name change, and emphasize the importance that the City places upon fostering strong business relationships among stakeholders. ConneCT will meet on a bi-monthly basis at different host venues, and important information will be delivered informally at various stations to allow for the ideal mix of business and pleasure.

For any additional information, please contact Bethany Miller by calling 614.342.4015 or via e-mail at [Bethany.Miller@Gahanna.Gov](mailto:Bethany.Miller@Gahanna.Gov).

### New Deputy Director for Planning and Development

On June 18, 2008, Gahanna welcomed Anthony Jones as the new Deputy Director of Planning and Development. Jones joined Development from the City of Toledo where he served as a Economic Development Specialist. In Toledo, Jones assisted in securing \$62 million in capital investment, helping to retain 1,189 jobs and create more than 400 new jobs.



Since arriving in Gahanna, Jones has played an integral role in the City's efforts to retain existing and attract new businesses, most notably helping to locate a group of Ohio State University Physicians to the City. OSU Physicians will locate in the former Big Bear site and make around \$5,000,000 in improvements to the facility. They will also bring with them approximately 70 employees and a payroll of roughly \$6,000,000.

Anthony Jones has replaced William Murdock as the former Deputy Director of Planning and Development.

### Olde Gahanna Downtown Vision Plan

Planning and Development has recently engaged the community in the creation of the Olde Gahanna Downtown Vision Plan. Once complete, the Plan will guide the Department of Planning and Development in the long-term planning process for the City's downtown district. Bird Houk Collaborative is facilitating the study and is using the last created Olde Gahanna Downtown Plan to guide them through the process. In order to effectively create the document with significant community input, two key groups have been created: Olde Gahanna Property Owners and Olde Gahanna Stakeholders. A larger group meeting geared towards the *entire* community has been scheduled for [September 9 at 7 pm in the Creekside Conference and Events Center \(see meeting information below\)](#).

The Vision Plan created during this process with the help of the Stakeholder Committee, Olde Gahanna Property Owners, and the greater Gahanna community will act as the framework for future physical changes to downtown. The comprehensive framework will be treat the area as "a series of subsystems - land use, streets, parking, and urban design - and seek to organize the subsystems to meet overall development and design goals and objectives. The primary purpose of the visioning process is to develop a vision statement, community goals, and objectives that best articulate the desires of citizens regarding the future of Gahanna's downtown development/redevelopment."

For more information about the Downtown Vision Plan process please contact the Department of Planning and Development by calling 614.342.4015.

### Job Ready Sites Grant Application

The Job Ready Sites (JRS) Program was developed in 2005 by the Ohio Department of Development (ODOD) to "bolster the State's inventory of available facility locations served by utility and transportation infrastructure. Sites improved under the program are kept "at-the-ready" for future business prospects seeking locations for new or expanded operations."

Gahanna is currently involved in the application process for the JRS Program. If awarded, the City of Gahanna would receive \$2,180,000 earmarked for land assembly, demolition and remediation, and site preparation/shovel-readiness of an area large enough to host 150,000 SF of Leading in Environmentally Efficient Design (LEED) Silver-Level, prime office space. The Job Ready Site is called Green Pointe and is located at the northeast corner of Gahanna's Central Park development. Some LEED features of the site include building orientations to the east and west helping to capture the maximum amounts of day lighting, pervious pavement, shared parking with the adjacent golf course, and biking and walking paths. Based on the proposed floor plans for the Green Point project, the site could support between 800 and 1500 jobs.

Gahanna's application is one of four received by the District Public Works Integrating Committee (DPWIC), the most immediate group of judges for applications in the area. The application will also be reviewed by a team of ODOD agency staff and outside site selection consultants. Grandview Heights, Columbus, and National Community Builders are the other applicants within Central Ohio's District 3 that submitted funding applications. Final notification of awards will be issued during November of 2008.

For additional information about the JRS Program or Gahanna's application, contact Development at 614.342.4015 or visit the ODOD website at: <http://www.development.ohio.gov/>. Job Ready Sites information is available by clicking on *Job Ready Sites (JRS)* under "Featured Links".

### Columbus Chamber Investor Meeting

Development will host the upcoming Chamber Investor Meeting scheduled for Friday September 5 at the Creekside Conference and Events Center. The Columbus Regional Growth Fund Investors are those private businesses and community partners that invest in the economic development of the Columbus Region.

There are currently 150 members that invest a total of \$2.5 million. Gahanna is an investor through an agreement with MODE. The event will attract the key leaders within the investor organizations. For additional information about the meeting or to attend, please contact Bethany Miller by calling 342.4015.

## Showcase on...Kemba

KEMBA Financial Credit Union is celebrating its 75<sup>th</sup> year of service to its members and the community. In 1933, KEMBA was established as the credit union for employees of The Kroger Company. Since that time, membership has grown to approximately 52,000 members and includes more than 150 Select Employee Groups, including Mount Carmel Health Systems, NetJets, and Safelite Auto Glass. KEMBA has assets of more than \$460 million and is headquartered in Gahanna. KEMBA membership is open to anyone who lives or works in Franklin, Delaware, Madison, or Logan County.

**Don't Forget to  
Save the Date!**

**Place information about your  
organization's upcoming  
meeting and events on one of  
Gahanna's Community Signs.**

*There is no cost for  
the sign space!*

**For more information contact  
Jeanette Hines at  
614.342.4025**

### Upcoming Meetings and Events

- § Creekside Open House
  - August 26, 4 – 7:30 pm @ Gahanna City Hall, Council Chambers
- § Columbus Chamber Investor Meeting
  - September 5, 7:30 – 9:15 am, Creekside Conference and Events Center
- § Olde Gahanna Downtown Vision Plan Special Stakeholders Meeting
  - September 9 7 – 8:30 pm, Creekside Conference and Events Center